

Facility Assessment Report

This report contains the detailed findings of the facility condition assessment completed on the date noted in the document footer. Assessors rate each facility item by visual observation only; they do not test the operation of equipment or perform destructive testing of walls, ceilings, or floors. Each facility item is ranked on a 7-point scale: a rank 7 means the item is new or in like-new condition and no work is required while rank 1 means the item has failed and has led to an immediate life safety condition¹. The remaining ranks generally mean that the item requires regular maintenance (rank 5 or 6) or full replacement (rank 2, 3 or 4). To enhance reporting and capital planning analysis, each assessed item must also be assigned a recommended replacement range (used to specify the time span, in years, before replacement is recommended). Definitions for Quantity and Unit of Measure (UOM) can be found at the end of this report.

For additional detail and definition on rank values as they relate to each assessed item or the recommended replacement range, please visit the "CPS Guide to Biennial Facility Assessments" found on the Facilities Standards webpage under CPS Policies and Guidelines at <http://www.cps.edu/facilityassessment>.

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1915	3	38,816
Addition	1924	3	30,689
Annex	1971	1	17,596
Campus Total			87,101

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	2	3	EA	6	6-10 years	Painted doors, damaged caulking
	Exterior Doors - Transom Lite	2	6	EA	6	2-5 years	
	Exterior Stairs - Stone	2	9	LF	6	10+ years	
	Entrance Control - Audio	3	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	3	4	EA	6	6-10 years	
	Exterior Stairs - Concrete	3	12	LF	5	6-10 years	
	Exterior Doors - Exterior Steel Door	4	4	EA	6	6-10 years	
	Exterior Stairs - Concrete	4	12	LF	4	0-1 year	Concrete is cracked and missing pieces
	Exterior Doors - Exterior Steel Door	6, now 5	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	6, now 5	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	6A Boiler Room	1	EA	7	10+ years	New
	Exterior Doors - Transom Lite	6A Boiler Room	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	6A Boiler Room	3	LF	6	10+ years	Repaired
	Exterior Doors - Exterior Steel Door	Yard Storage	2	EA	5	10+ years	Door frames are corroding
	Exterior Doors - Transom Lite	Yard Storage	1	EA	6	6-10 years	
Foundation							
	Foundation - Concrete	Entire Building	626	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	38,816	SF	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	6	EA	6	6-10 years	
<u>Roof System</u>							
	Access Ladder - Metal	A	1	EA	7	10+ years	
	Access Ladder - Wood	A	2	EA	4	0-1 year	Handmade ladders with loose nails. Very dangerous to go up and down
	Coping - Clay Tile	A	432	LF	7	10+ years	
	Downspouts - Interior Downspouts	A	194	LF	7	10+ years	
	Parapet - 16" - 30" Height	A	100	LF	7	10+ years	
	Parapet - 16" - 30" Height	A	332	LF	7	10+ years	
	Roof - Modified Bitumen	A	10,080	SF	7	6-10 years	New roof
	Roof Hatch - Metal	A	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	A	10,080	SF	7	10+ years	
	Access Ladder - Metal	B	1	EA	7	10+ years	
	Coping - Clay Tile	B	162	LF	7	10+ years	
	Coping - Stone	B	276	LF	7	10+ years	
	Downspouts - Interior Downspouts	B	39	LF	6	10+ years	
	Parapet - 16" - 30" Height	B	438	LF	7	10+ years	
	Roof - Modified Bitumen	B	4,848	SF	7	10+ years	
	Roof Hatch - Metal	B	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	B	4,848	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	C	30	LF	7	10+ years	
	Coping - Stone	C	162	LF	7	10+ years	
	Downspouts - Interior Downspouts	C	50	LF	6	10+ years	
	Parapet - 16" - 30" Height	C	162	LF	7	10+ years	
	Roof - Modified Bitumen	C	3,728	SF	7	10+ years	New roof.
	Roof Structure - Steel / Metal Deck/ Concrete Topping	C	3,728	SF	7	10+ years	
<u>Walls</u>							
	Cornice - Metal Projecting	Entire Building	708	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	14,028	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	2,500	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	500	SF	4	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	208	SF	5	1-2 years	Loose pieces not seen. Open joint at several locations
	Exterior Walls - Stone-Cut	Entire Building	596	SF	5	10+ years	
<u>Windows</u>							

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Guard - Guards perforated	Entire Building	1,040	SF	6	10+ years	
	Lintels - Steel	Entire Building	15	LF	7	10+ years	
	Lintels - Steel	Entire Building	231	LF	6	10+ years	
	Lintels - Steel	Entire Building	26	LF	4	1-2 years	Corroded, deflecting lintel. Loose brick above
	Lintels - Stone	Entire Building	177	LF	6	10+ years	
	Windows - Louver	Entire Building	110	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	447	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	3,167	SF	6	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Security System - CCTV	1st Floor	38,816	SF	5	6-10 years	
	Security System - Intrusion Detection	1st Floor	38,816	SF	5	6-10 years	
	Automatic Transfer Switch	Electrical Room	3	EA	7	10+ years	
	Exit Signs - Corridors and Stairs	Entire Building	9	EA	4	0-1 year	Hard to read lettering
	Exit Signs - Gym	Entire Building	3	EA	6	6-10 years	Replace new in 2020
	Exit Signs - Lunchroom	Entire Building	3	EA	6	6-10 years	Replace new in 2020
	Emergency A/C Power - Corridors and Stairs	Entire Building	8,434	SF	6	10+ years	
	Emergency A/C Power - Lunchrooms	Entire Building	2,556	SF	6	10+ years	
	Emergency A/C Power - Students Toilets	Entire Building	1,127	SF	6	10+ years	
	Emergency Generator- Outdoor- Natural Gas - 101 - 150 KW	Outside boiler room	1	EA	6	10+ years	
<u>Main Service</u>							
	Main Electrical Service - 2000 A 120/208/3PH	Electrical Room	1	EA	7	10+ years	
	PA System	Entire Building	38,816	SF	5	6-10 years	System is old and can't replaced
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	6	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Can open Old panel
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Missing cover Gym
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Fuse panel old
	Lighting and Power Panels - 100 A	Entire Building	1	EA	3	2-5 years	
	Lighting and Power Panels - Above 100 A	Entire Building	5	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	7	10+ years	Engine room
	Main Distribution Panels - Less than 400	Entire Building	1	EA	7	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	amp						

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	Installed new in 2020
	Fire Alarm Strobe Lights	Entire Building	38,816	SF	7	10+ years	Installed new system in 2020 Connected per current observation
	Fire Alarm_System	Entire Building	38,816	SF	7	10+ years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	1st Floor	1	EA	5	6-10 years	Separated from original Located in main building-Served Addition all floors Engine room Coils leaking
	Air Intake	1st Floor	1	EA	6	6-10 years	
	Auxiliaries - 15001 - 25000 cfm	1st Floor	1	EA	5	10+ years	Control needs to be adjusted
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	1st Floor	100	LF	5	10+ years	Need adjusted
	Zone Dampers	1st Floor	13	EA	5	6-10 years	Manually open and close Pneumatic system needs to be repaired
	Air Handling Unit- Built Up- Single Zone- Steam Coils - 4000 - 8000 cfm	Mechanical Room	1	EA	5	6-10 years	Served Gym
	Air Intake	Mechanical Room	1	EA	6	6-10 years	
	Auxiliaries - 4000 - 8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Return Duct Work - Sheet Metal- Exterior Vertical Shaft and Ducts	Mechanical Room	100	LF	5	10+ years	
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Mechanical Room	1	EA	5	6-10 years	Quantity change per current observation Control needs to be adjusted
	Air Intake	Mechanical Room	1	EA	6	6-10 years	Move to new item added - AHU-2
	Air Intake	Mechanical Room	1	EA	6	10+ years	
	Auxiliaries - 15001 - 25000 cfm	Mechanical Room	1	EA	5	10+ years	Control needs to be adjusted
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Mechanical Room	100	LF	5	6-10 years	Need replace
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Mechanical Room	100	LF	5	10+ years	Need replace
	Zone Dampers	Mechanical Room	16	EA	5	6-10 years	Quantity change per current observation Manually open and close Pneumatic system needs to be

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
							repaired
Boiler Systems							
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 101 - 150 HP	Boiler Room	2	EA	5	10+ years	Need some repair
	Chemical Feed System	Boiler Room	1	EA	6	10+ years	
	Combustion Dampers	Boiler Room	2	EA	7	10+ years	Replace new in 2020
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	10+ years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 101 - 150 HP	Boiler Room	2	EA	5	10+ years	Need some repair
	Piping - Condensate Pipe- Steel	Boiler Room	317	LF	5	10+ years	Insulation needs to replace
	Piping - Steam Pipe- Steel	Boiler Room	317	LF	5	10+ years	Insulation needs to replace
	Steam Traps	Boiler Room	21	EA	5	6-10 years	Minor repair needed
Gas Booster							
	Gas Booster	Boiler Room	3	EA	1	0-1 year	Disconnected and abandoned Per current observation High pressure valve system replaced
Heating Devices							
	Unit Heater - Gas	Entire Building	1	EA	5	6-10 years	
	Unit Heater - Steam	Entire Building	1	EA	5	6-10 years	
	Radiators - Steam	Entire Building	1	EA	5	6-10 years	Rusty
	Wall Heater - Electric	Entire Building	7	EA	5	2-5 years	Old unit
Temperature Control							
	Electric Thermostat	Entire Building	9	EA	6	10+ years	
	Pneumatic System	Entire Building	38,816	SF	3	0-1 year	Pneumatic system is not working properly
	Thermostats - Pneumatic	Entire Building	16	EA	5	6-10 years	Quantity change move to new item added Manually open and close
	Thermostats - Pneumatic	Entire Building	1	EA	4	0-1 year	Move from original Room 208 , 205
Ventilation							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend	Comments
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Replacement

<u>Hot Water</u>							
Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	2	EA	5	2-5 years	Valve needs to be adjusted	
<u>Piping</u>							
Domestic Piping-Hot Water Return Lines	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corroded	
Domestic Piping-Hot Water Return Risers	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corroded	
Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corroded	
Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corroded	
Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corroded	
Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corroded	
Sanitary Piping	Entire Building	38,816	SF	6	10+ years		
Storm Piping	Entire Building	38,816	SF	6	10+ years		
Vent Piping	Entire Building	38,816	SF	6	10+ years		
<u>Pumps</u>							
Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	5	2-5 years	Pump needs to be upgraded	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Exposed	Engineer's Office A	105	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Office A	1	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Engineer's Office A	105	SF	7	10+ years	
	Lighting - Pendent/Surface	Engineer's Office A	1	EA	7	10+ years	
	Walls - Masonry	Engineer's Office A	170	SF	7	10+ years	
	Walls - Plaster/Drywall	Engineer's Office A	170	SF	7	10+ years	
	AC Unit	Engineer's Office B	1	EA	5	2-5 years	
	Ceiling - Plaster/Drywall	Engineer's Office B	145	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Office B	1	EA	6	10+ years	
	Floor - Tile	Engineer's Office B	145	SF	7	10+ years	
	Lighting - Pendent/Surface	Engineer's Office B	2	EA	7	10+ years	
	Walls - Masonry	Engineer's Office B	205	SF	7	10+ years	
	Walls - Plaster/Drywall	Engineer's Office B	205	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Gym Office	244	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Gym Office	1	EA	6	10+ years	
	Floor - Tile	Gym Office	244	SF	7	10+ years	
	Lighting - Pendent/Surface	Gym Office	7	EA	7	10+ years	
	Power Distribution	Gym Office	2	EA	6	10+ years	
	Walls - Concrete Block	Gym Office	432	SF	7	10+ years	
	Walls - Masonry	Gym Office	288	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	Gym Office	288	SF	7	10+ years	
	Work Slnk	Gym Office	1	EA	7	10+ years	
	Ceiling - Lay-in	Lunchroom Office	122	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Lunchroom Office	1	EA	6	10+ years	
	Floor - Tile	Lunchroom Office	122	SF	7	10+ years	
	Lighting - Pendent/Surface	Lunchroom Office	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Lunchroom Office	1	EA	6	10+ years	
	Power Distribution	Lunchroom Office	2	EA	7	6-10 years	
	Walls - Plaster/Drywall	Lunchroom Office	464	SF	7	10+ years	
	Ceiling - Lay-in	South Lounge on Stair Landing (Floor 1.5)	381	SF	7	10+ years	
	Doors - Side-lite	South Lounge on Stair Landing (Floor 1.5)	5	SF	6	10+ years	
	Doors - Wood Doors inclu hw	South Lounge on Stair Landing (Floor 1.5)	1	EA	6	10+ years	
	Floor - Tile	South Lounge on Stair Landing (Floor 1.5)	377	SF	7	10+ years	
	Floor - Tile	South Lounge on Stair Landing (Floor 1.5)	4	SF	4	1-2 years	Cracked tile
	Lighting - Lay-in	South Lounge on Stair Landing (Floor 1.5)	2	EA	7	10+ years	
	Storage/ Closet	South Lounge on Stair Landing (Floor 1.5)	17	SF	7	10+ years	
	Walls - Plaster/Drywall	South Lounge on Stair Landing (Floor 1.5)	507	SF	7	10+ years	
	Work Slnk	South Lounge on Stair Landing (Floor 1.5)	1	EA	7	10+ years	
Gymnasias							
	Ceiling - Lay-in	1st Floor	3,422	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	30	SF	4	0-1 year	Missing tiles
	Doors - Transom Window	1st Floor	98	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	12	EA	6	10+ years	
	Floor - Wood	1st Floor	3,452	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	10+ years	
	Storage/ Closet	1st Floor	371	SF	7	10+ years	
	Walls - Masonry	1st Floor	1,700	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,682	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	18	SF	6	1-2 years	Molding broken or missing
Library							
	AC Unit	2nd floor -Rm 208	3	EA	7	6-10 years	
	Casework	2nd floor -Rm 208	95	LF	6	10+ years	
	Ceiling - Lay-in	2nd floor -Rm 208	1,501	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	2nd floor -Rm 208	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd floor -Rm 208	2	EA	6	10+ years	
	Floor - Carpet	2nd floor -Rm 208	1,501	SF	5	2-5 years	
	Lighting - Lay-in	2nd floor -Rm 208	24	EA	7	10+ years	
	Storage/ Closet	2nd floor -Rm 208	140	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd floor -Rm 208	1,341	SF	7	10+ years	
Lunch & Multipurpose Room							
	AC Unit	1st Floor	2	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	2,548	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	8	SF	5	1-2 years	Cracking tiles
	Doors - Side-lite	1st Floor	54	SF	6	10+ years	
	Doors - Transom Window	1st Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	3	EA	6	10+ years	
	Floor - Tile	1st Floor	2,530	SF	7	10+ years	
	Floor - Tile	1st Floor	26	SF	4	0-1 year	Cracking
	Lighting - Lay-in	1st Floor	4	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,880	SF	7	10+ years	Quantity changed
MDF_IDF							
	Doors - Wood Doors inclu hw	208B MDF Room	1	EA	6	6-10 years	
	Finishes	208B MDF Room	156	SF	7	10+ years	
	Window AC Unit	208B MDF Room	1	EA	7	6-10 years	
Mechanical/ Service Rooms							
	Boiler Room	1st Floor	1,318	SF	5	10+ years	
	Coal Room	1st Floor	549	SF	5	10+ years	
	Janitor's Closet	1st Floor	45	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	717	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	916	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	315	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	130	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	306	SF	7	10+ years	
	Janitor's Closet	2nd Floor	46	SF	7	10+ years	
	Janitor's Closet	2nd Floor	20	SF	7	10+ years	
	Storage Room	2nd Floor	140	SF	7	10+ years	
	Storage Room	2nd Floor	186	SF	7	10+ years	
	Janitor's Closet	3rd Floor	50	SF	7	10+ years	
	Storage Room	3rd Floor	522	SF	7	10+ years	
Restroom							
	Accessories	1st Floor	257	SF	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	1st Floor	257	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Epoxy/ Painted	1st Floor	20	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	217	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	10	SF	4	0-1 year	Missing tile
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	1	EA	4	0-1 year	Dryer doesn't power on
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	7	EA	7	10+ years	
	Partitions	1st Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	73	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	542	SF	7	10+ years	
	Water Closet	1st Floor	6	EA	7	10+ years	
	Accessories	1st Floor	328	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	328	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor	20	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	308	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Partitions	1st Floor	2	EA	7	10+ years	
	Urinals	1st Floor	5	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	129	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	553	SF	7	10+ years	
	Water Closet	1st Floor	2	EA	7	10+ years	
	Accessories	2nd Floor	328	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	320	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	8	SF	4	1-2 years	Stain tile
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	2nd Floor	20	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	308	SF	6	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	1	EA	7	10+ years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	10	EA	7	10+ years	
	Partitions	2nd Floor	2	EA	7	10+ years	
	Urinals	2nd Floor	5	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	129	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	553	SF	7	10+ years	
	Water Closet	2nd Floor	2	EA	7	10+ years	
	Accessories	3rd Floor	214	SF	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	214	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile Ceramic/ Porcelain	3rd Floor	214	SF	6	10+ years	
	Hand Dryer	3rd Floor	1	EA	7	6-10 years	
	Lavatory	3rd Floor	2	EA	6	10+ years	
	Lighting - Lay-in	3rd Floor	8	EA	7	10+ years	
	Partitions	3rd Floor	2	EA	7	10+ years	
	Urinals	3rd Floor	2	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	30	SF	7	6-10 years	Repaired
	Walls - Plaster/Drywall	3rd Floor	503	SF	7	10+ years	
	Water Closet	3rd Floor	2	EA	4	0-1 year	Leaking pipes/ toilet doesn't flush
	Accessories	Engineer's Restroom A	80	SF	7	6-10 years	
	Ceiling - Exposed	Engineer's Restroom A	80	SF	4	0-1 year	Damaged ceiling
	Doors - Wood Doors inclu hw	Engineer's Restroom A	1	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Engineer's Restroom A	80	SF	7	10+ years	
	Lavatory	Engineer's Restroom A	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Engineer's Restroom A	1	EA	5	6-10 years	
	Walls - Masonry	Engineer's Restroom A	515	SF	7	10+ years	
	Water Closet	Engineer's Restroom A	1	EA	6	10+ years	
	Accessories	Engineer's Restroom B	46	SF	7	6-10 years	
	Ceiling - Lay-in	Engineer's Restroom B	10	SF	4	0-1 year	Missing tile
	Ceiling - Lay-in	Engineer's Restroom B	36	SF	4	0-1 year	Damage tile
	Doors - Steel Doors incl hw	Engineer's Restroom B	1	EA	6	10+ years	
	Floor - Terrazzo	Engineer's Restroom B	46	SF	6	10+ years	
	Floor Drain	Engineer's Restroom B	1	EA	7	10+ years	
	Lavatory	Engineer's Restroom B	1	EA	4	1-2 years	
	Lighting - Lay-in	Engineer's Restroom B	1	EA	6	10+ years	
	Showers	Engineer's Restroom B	1	EA	4	1-2 years	Does not work
	Walls - Plaster/Drywall	Engineer's Restroom B	200	SF	6	10+ years	
	Walls - Plaster/Drywall	Engineer's Restroom B	25	SF	4	0-1 year	Water damage
	Water Closet	Engineer's Restroom B	1	EA	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #203 (Store Room)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	875	SF	7	10+ years	
	Chalk Board	2nd Floor	14	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	875	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	11	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	2	EA	6	10+ years	
	Lighting - Lay-in	2nd Floor	1	EA	5	1-2 years	Fixture open, light missing

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	2nd Floor	61	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	982	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2	SF	5	1-2 years	Unfinished construction work, hole through plaster
<hr/>							
Classroom #205 (Faculty Lounge)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	871	SF	7	10+ years	
	Chalk Board	2nd Floor	14	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	871	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	14	EA	7	10+ years	
	Marker Board	2nd Floor	24	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	62	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	984	SF	7	10+ years	
<hr/>							
Classroom #207 (Office)							
	Casework	2nd Floor	34	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	550	SF	7	10+ years	
	Chalk Board	2nd Floor	6	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	20	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Wood	2nd Floor	550	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	9	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	802	SF	7	10+ years	
<hr/>							
Classroom #212 (Computer Lab)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	870	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Carpet	2nd Floor	855	SF	6	6-10 years	
	Floor - Carpet	2nd Floor	15	SF	5	1-2 years	Edges are fraying
	Lighting - Lay-in	2nd Floor	14	EA	7	10+ years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	61	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	984	SF	7	10+ years	
	Wireless System	2nd Floor	1	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #303 (Regular Classroom)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	931	SF	7	10+ years	
	Chalk Board	3rd Floor	6	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	931	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Marker Board	3rd Floor	24	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	61	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	984	SF	7	10+ years	
<u>Classroom #305 (Vacant)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	890	SF	7	10+ years	
	Chalk Board	3rd Floor	32	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	875	SF	7	10+ years	
	Floor - Tile	3rd Floor	15	SF	5	1-2 years	Cracking and chipping
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Storage/ Closet	3rd Floor	20	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,045	SF	7	10+ years	
<u>Classroom #307 (Office)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	560	SF	7	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Floor - Wood	3rd Floor	560	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	9	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	831	SF	7	10+ years	
<u>Classroom #308 (Regular Classroom)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	14	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	854	SF	7	10+ years	
	Chalk Board	3rd Floor	24	LF	4	2-5 years	Updated to match current quantity
	Doors - Hardware	3rd Floor	1	EA	6	0-1 year	Hardware loose
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	878	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Lighting - Lay-in	3rd Floor	1	EA	5	0-1 year	Broken switch plate

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	3rd Floor	62	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	984	SF	7	10+ years	
Classroom #310 (Regular Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	875	SF	7	10+ years	
	Chalk Board	3rd Floor	16	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	875	SF	6	6-10 years	Updated to match current observations
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Marker Board	3rd Floor	24	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	61	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	984	SF	7	10+ years	

Classroom #312 (Regular Classroom)

	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	880	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	880	SF	5	1-2 years	Seal wearing
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Marker Board	3rd Floor	38	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	62	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	984	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	2,155	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	8	EA	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	3	EA	7	10+ years	
	Floor - Epoxy/ Painted	1st Floor	2,140	SF	7	10+ years	
	Floor - Epoxy/ Painted	1st Floor	15	SF	4	1-2 years	Cracking
	Lighting - Pendent/Surface	1st Floor	27	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,334	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	20	SF	5	1-2 years	Water damage around fountain
	Ceiling - Lay-in	2nd Floor	2,155	SF	7	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	5	EA	7	10+ years	
	Floor - Epoxy/ Painted	2nd Floor	2,155	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	27	EA	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	2nd Floor	2,354	SF	7	10+ years	
	Ceiling - Lay-in	3rd Floor	2,155	SF	7	10+ years	
	Drinking Fountains - Single Fountain	3rd Floor	3	EA	7	10+ years	
	Drinking Fountains - Single Fountain	3rd Floor	1	EA	4	1-2 years	Removed, undergoing work
	Floor - Epoxy/ Painted	3rd Floor	2,155	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	27	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	2,354	SF	7	10+ years	
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Safety							
	Camera Viewing Station	North West	3	EA	7	6-10 years	
	Security Cameras	North West	20	EA	7	6-10 years	
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Stairs							
	Ceiling - Lay-in	North	621	SF	7	10+ years	
	Ceiling - Plaster/Drywall	North	364	SF	7	10+ years	
	Ceiling - Plaster/Drywall	North	20	SF	6	10+ years	
	Floor - Asphalt	North	878	SF	7	10+ years	
	Floor - Asphalt	North	18	SF	5	1-2 years	Cracking
	Handrails	North	136	LF	7	10+ years	
	Lighting - Pendent/Surface	North	8	EA	7	10+ years	
	Stairs - Asphalt	North	360	LF	6	10+ years	
	Walls - Plaster/Drywall	North	2,986	SF	7	10+ years	
	Ceiling - Lay-in	South	475	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South	354	SF	7	10+ years	
	Floor - Epoxy/ Painted	South	1,051	SF	7	10+ years	
	Floor - Epoxy/ Painted	South	20	SF	4	1-2 years	Cracking
	Handrails	South	136	LF	7	10+ years	
	Lighting - Pendent/Surface	South	20	EA	7	10+ years	
	Stairs - Asphalt	South	360	LF	6	10+ years	
	Walls - Masonry	South	240	SF	7	10+ years	
	Walls - Plaster/Drywall	South	2,771	SF	7	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio	1 - Main	1	EA	7	6-10 years	
	Exterior Doors - Exterior FRP Door	1 - Main	3	EA	6	10+ years	
	Exterior Doors - Transom Lite	1 - Main	6	EA	6	6-10 years	
	Exterior Stairs - Stone	1 - Main	9	LF	6	10+ years	
	Entrance Control - Audio	10	1	EA	7	10+ years	
	Exterior Doors - Exterior Wood Door	10	3	EA	6	2-5 years	
	Exterior Doors - Transom Lite	10	3	EA	6	10+ years	
	Exterior Stairs - Stone	10	9	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	7	3	EA	6	10+ years	
	Exterior Doors - Transom Lite	7	3	EA	6	10+ years	
	Exterior Stairs - Stone	7	9	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	9	6	EA	6	6-10 years	Any damage was repaired
	Exterior Doors - Transom Lite	9	3	EA	4	2-5 years	Only three transom here
	Exterior Stairs - Concrete	9	96	LF	5	1-2 years	Failing repairs at cracked stairs
	Stair Handrail - Steel_Stair Handrail	9	45	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	772	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	40	SF	5	1-2 years	Large crack in cafeteria slab
	Superstructure - Steel with Clay Tile Arch	Entire Building	30,649	SF	7	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	3	EA	7	10+ years	
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	3	EA	6	10+ years	
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	6	EA	6	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	6	EA	6	10+ years	
Roof System							
	Access Ladder - Metal	D	1	EA	7	10+ years	
	Coping - Clay Tile	D	355	LF	7	10+ years	Tuck pointed, repaired
	Downspouts - Exterior Downspouts	D	146	LF	6	10+ years	
	Parapet - 16" - 30" Height	D	200	LF	7	10+ years	Tuckpointed
	Parapet - 16" - 30" Height	D	61	LF	7	10+ years	
	Parapet - Parapet > 30"	D	73	LF	7	10+ years	
	Roof - Modified Bitumen	D	7,389	SF	7	10+ years	
	Roof Hatch - Metal	D	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	D	7,389	SF	7	10+ years	
	Access Ladder - Wood	E	1	EA	4	0-1 year	Homemade wood ladder with loose nails
	Coping - Clay Tile	E	278	LF	7	10+ years	Tuck pointed, repaired
	Downspouts - Exterior Downspouts	E	128	LF	6	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Parapet - 16" - 30" Height	E	278	LF	7	10+ years	
	Roof - Metal	E	20	SF	7	10+ years	
	Roof - Modified Bitumen	E	7,292	SF	7	10+ years	
	Roof - Modified Bitumen	E	30	SF	4	1-2 years	Soft spots/ unadhered membrane
	Roof - Slate Shingle	E	1,000	SF	7	10+ years	
	Roof Hatch - Metal	E	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	E	8,342	SF	7	10+ years	
	Coping - Stone	F	42	LF	7	10+ years	
	Parapet - 16" - 30" Height	F	42	LF	7	10+ years	
	Roof - Metal	F	180	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	F	180	SF	7	10+ years	

Walls

	Cheek-Wall - Stone	Entire Building	40	SF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	584	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	23,515	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	400	SF	5	10+ years	
	Exterior Walls - Brick	Entire Building	300	SF	5	10+ years	
	Exterior Walls - Brick	Entire Building	150	SF	4	1-2 years	Scattered areas of open joints
	Exterior Walls - Stone-Cut	Entire Building	726	SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	150	SF	5	1-2 years	Open joints at Stone

Windows

	Guard - Guards perforated	Entire Building	720	SF	6	10+ years	
	Lintels - Steel	Entire Building	312	LF	6	10+ years	
	Lintels - Steel	Entire Building	50	LF	6	10+ years	
	Lintels - Stone	Entire Building	192	LF	6	10+ years	
	Windows - Decorative	Entire Building	150	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	4,652	SF	6	10+ years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Exit Signs - Auditorium	Entire Building	11	EA	4	0-1 year	Hard to read lettering
	Exit Signs - Corridors and Stairs	Entire Building	18	EA	4	0-1 year	Hard to read lettering
	Emergency Battery Packs - Auditorium and Aisle Lighting	Entire Building	9	EA	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	11	EA	6	6-10 years	
	Security System - CCTV	Entire Building	30,689	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	30,689	SF	6	6-10 years	
	Emergency A/C Power - Auditorium and	Entire Building	4,485	SF	6	10+ years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Aisle Lighting Emergency A/C Power - Corridors and Stairs	Entire Building	8,528	SF	6	10+ years	
<u>Main Service</u>							
	PA System	Entire Building	87,101	SF	6	6-10 years	
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Screws - can't open
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	4	2-5 years	Breakers are old and tapped

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Strobe Lights	Entire Building	30,689	SF	7	10+ years	Installed new in 2020 renovation Per current observation
	Fire Alarm_System	Entire Building	30,689	SF	7	10+ years	New installed in 2020

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Air Handling Unit- Built Up- Single Zone- Steam Coils - 8001 - 15000 cfm	Mechanical Room	1	EA	5	6-10 years	Condensate valve leaking over flowing water
	Air Intake	Mechanical Room	1	EA	5	6-10 years	Corroded
	Auxiliaries - 8001 - 15000 cfm	Mechanical Room	1	EA	5	2-5 years	Rusty
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Mechanical Room	100	LF	6	10+ years	
<u>Boiler Systems</u>							
	Condensate Pump	Basement	1	EA	4	1-2 years	Leaking and over flowing water
	Piping - Condensate Pipe- Steel	Basement	70	LF	5	10+ years	Insulation needs to replace
	Piping - Steam Pipe- Steel	Basement	70	LF	5	10+ years	Insulation needs to replace
<u>Heating Devices</u>							
	Radiators - Steam	Entire Building	11	EA	5	6-10 years	
	Fin Tube - Steam	Entire Building	54	LF	6	6-10 years	
	Wall Heater - Electric	Entire Building	10	EA	5	2-5 years	Old unit and control needs to be adjusted

Temperature Control

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Pneumatic System	Entire Building	30,689	SF	4	1-2 years	Pneumatic system is not working properly
	Thermostats - Pneumatic	Entire Building	12	EA	5	6-10 years	Manually open and close
	Thermostats - Pneumatic	Entire Building	1	EA	4	0-1 year	Room 204

Ventilation

Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	5	6-10 years	
Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	6-10 years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot Water Return Risers	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	Sanitary Piping	Entire Building	30,689	SF	6	10+ years	
	Storm Piping	Entire Building	30,689	SF	6	10+ years	
	Vent Piping	Entire Building	30,689	SF	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	AC Unit	101 Main Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	101 Main Office	487	SF	7	10+ years	
	Doors - Transom Window	101 Main Office	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	101 Main Office	1	EA	6	10+ years	
	Floor - Carpet	101 Main Office	365	SF	6	6-10 years	
	Floor - Carpet	101 Main Office	20	SF	5	0-1 year	Torn carpet
	Floor - Tile	101 Main Office	87	SF	7	10+ years	
	Floor - Tile	101 Main Office	15	SF	4	1-2 years	Crack floor
	Lighting - Pendent/Surface	101 Main Office	6	EA	7	10+ years	
	Walls - Plaster/Drywall	101 Main Office	702	SF	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Unit	101A Principal's Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	101A Principal's Office	411	SF	7	10+ years	
	Ceiling - Lay-in	101A Principal's Office	8	SF	4	1-2 years	Hole in tile
	Doors - Wood Doors inclu hw	101A Principal's Office	2	EA	7	10+ years	
	Floor - Carpet	101A Principal's Office	409	SF	6	6-10 years	
	Floor - Carpet	101A Principal's Office	10	SF	5	0-1 year	Torn carpet
	Lighting - Pendent/Surface	101A Principal's Office	8	EA	7	10+ years	
	Walls - Plaster/Drywall	101A Principal's Office	776	SF	7	10+ years	
	AC Unit	1st Floor Assist Principal Office (125 on plan)	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor Assist Principal Office (125 on plan)	494	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Assist Principal Office (125 on plan)	1	EA	6	10+ years	
	Floor - Tile	1st Floor Assist Principal Office (125 on plan)	489	SF	7	10+ years	
	Floor - Tile	1st Floor Assist Principal Office (125 on plan)	5	SF	4	1-2 years	Crack 9x9 tile
	Lighting - Pendent/Surface	1st Floor Assist Principal Office (125 on plan)	12	EA	7	10+ years	
	Power Distribution	1st Floor Assist Principal Office (125 on plan)	4	EA	6	10+ years	
	Storage/ Closet	1st Floor Assist Principal Office (125 on plan)	52	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor Assist Principal Office (125 on plan)	735	SF	7	10+ years	

Auditorium & Theater

	AC Unit	1st Floor	1	EA	7	6-10 years	
	Balcony Seating	1st Floor	286	EA	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	5,716	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	6	EA	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	12	EA	6	10+ years	
	Floor - Concrete	1st Floor	5,258	SF	7	10+ years	
	Floor - Tile	1st Floor	458	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	20	EA	7	10+ years	
	Lighting - Wall Mounted	1st Floor	16	EA	7	10+ years	
	Main Floor Seating	1st Floor	608	EA	7	10+ years	
	Sound System	1st Floor	1	EA	7	10+ years	
	Stage	1st Floor	773	SF	6	10+ years	
	Stage Curtain	1st Floor	3	EA	7	10+ years	
	Stage Lighting System	1st Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	8,847	SF	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Mechanical/ Service Rooms	1st Floor	620	SF	7	10+ years	
	Storage Room	2nd Floor	177	SF	7	10+ years	
	Storage Room	3rd Floor	187	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	2nd Floor	229	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	229	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	229	SF	6	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	1	EA	7	10+ years	
	Lavatory	2nd Floor	2	EA	6	10+ years	
	Lighting - Lay-in	2nd Floor	4	EA	7	10+ years	
	Partitions	2nd Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	300	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	325	SF	7	10+ years	
	Water Closet	2nd Floor	6	EA	6	10+ years	
	Accessories	3rd Floor	241	SF	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	241	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor	241	SF	6	10+ years	
	Floor Drain	3rd Floor	1	EA	7	10+ years	
	Hand Dryer	3rd Floor	1	EA	5	1-2 years	Dryer doesn't work
	Lavatory	3rd Floor	2	EA	6	10+ years	
	Lighting - Lay-in	3rd Floor	4	EA	7	10+ years	
	Partitions	3rd Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	300	SF	7	10+ years	
	Walls - Structural Glazed Tile	3rd Floor	325	SF	7	10+ years	
	Water Closet	3rd Floor	6	EA	6	10+ years	
	Accessories	3rd Floor North Mens	214	SF	7	6-10 years	
	Ceiling - Lay-in	3rd Floor North Mens	214	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor North Mens	1	EA	6	10+ years	
	Floor - Terrazzo	3rd Floor North Mens	214	SF	6	10+ years	
	Lavatory	3rd Floor North Mens	2	EA	6	10+ years	
	Lighting - Lay-in	3rd Floor North Mens	8	EA	7	10+ years	
	Partitions	3rd Floor North Mens	2	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor North Mens	533	SF	7	10+ years	
	Water Closet	3rd Floor North Mens	2	EA	6	6-10 years	
	Accessories	3rd Floor South Womens	219	SF	7	6-10 years	
	Ceiling - Lay-in	3rd Floor South Womens	219	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor South Womens	1	EA	6	10+ years	
	Floor - Terrazzo	3rd Floor South Womens	219	SF	6	10+ years	
	Lavatory	3rd Floor South Womens	2	EA	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	3rd Floor South Womens	8	EA	7	10+ years	
	Partitions	3rd Floor South Womens	2	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor South Womens	541	SF	7	10+ years	
	Water Closet	3rd Floor South Womens	2	EA	6	10+ years	
	Accessories	Auditorium Vestibule Mens	103	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Auditorium Vestibule Mens	103	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Auditorium Vestibule Mens	1	EA	6	10+ years	
	Floor - Terrazzo	Auditorium Vestibule Mens	103	SF	6	10+ years	
	Lavatory	Auditorium Vestibule Mens	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Auditorium Vestibule Mens	2	EA	7	10+ years	
	Partitions	Auditorium Vestibule Mens	1	EA	7	10+ years	
	Urinals	Auditorium Vestibule Mens	1	EA	6	10+ years	Cracked urinal/ water drain down the side
	Walls - Plaster/Drywall	Auditorium Vestibule Mens	344	SF	7	10+ years	
	Water Closet	Auditorium Vestibule Mens	1	EA	6	10+ years	
	Accessories	Auditorium Vestibule Womens	97	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Auditorium Vestibule Womens	97	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Auditorium Vestibule Womens	1	EA	7	10+ years	
	Floor - Terrazzo	Auditorium Vestibule Womens	97	SF	6	10+ years	
	Lavatory	Auditorium Vestibule Womens	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Auditorium Vestibule Womens	2	EA	7	10+ years	
	Partitions	Auditorium Vestibule Womens	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Auditorium Vestibule Womens	166	SF	7	10+ years	
	Walls - Structural Glazed Tile	Auditorium Vestibule Womens	166	SF	7	10+ years	
	Water Closet	Auditorium Vestibule Womens	1	EA	6	10+ years	
	Ceiling - Plaster/Drywall	Mens Toilet on North Balcony (1.5 Floor)	62	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Mens Toilet on North Balcony (1.5 Floor)	20	SF	4	0-1 year	Water damaged ceiling
	Doors - Wood Doors inclu hw	Mens Toilet on North Balcony (1.5 Floor)	1	EA	6	10+ years	
	Floor - Terrazzo	Mens Toilet on North Balcony (1.5 Floor)	82	SF	6	10+ years	
	Lavatory	Mens Toilet on North Balcony (1.5 Floor)	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Mens Toilet on North Balcony (1.5 Floor)	3	EA	7	10+ years	
	Partitions	Mens Toilet on North Balcony (1.5 Floor)	1	EA	4	0-1 year	Missing door
	Walls - Plaster/Drywall	Mens Toilet on North Balcony (1.5 Floor)	335	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	Mens Toilet on North Balcony (1.5 Floor)	10	SF	7	10+ years	
	Water Closet	Mens Toilet on North Balcony (1.5 Floor)	1	EA	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
		Floor)					
	Ceiling - Lay-in	Principal's Toilet in Main Office	68	SF	7	10+ years	
	Ceiling - Lay-in	Principal's Toilet in Main Office	6	SF	4	0-1 year	Water stain
	Doors - Wood Doors inclu hw	Principal's Toilet in Main Office	1	EA	6	10+ years	
	Floor - Terrazzo	Principal's Toilet in Main Office	74	SF	6	10+ years	
	Floor Drain	Principal's Toilet in Main Office	1	EA	7	10+ years	
	Lavatory	Principal's Toilet in Main Office	2	EA	6	10+ years	
	Lighting - Lay-in	Principal's Toilet in Main Office	1	EA	7	10+ years	
	Lighting - Lay-in	Principal's Toilet in Main Office	1	EA	6	2-5 years	
	Partitions	Principal's Toilet in Main Office	2	EA	4	0-1 year	Missing partition
	Walls - Plaster/Drywall	Principal's Toilet in Main Office	288	SF	7	10+ years	
	Water Closet	Principal's Toilet in Main Office	2	EA	6	10+ years	
	Accessories	Women Teachers on South Balcony (1.5 Floor)	82	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Women Teachers on South Balcony (1.5 Floor)	72	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Women Teachers on South Balcony (1.5 Floor)	10	SF	5	0-1 year	Water damaged ceiling
	Doors - Wood Doors inclu hw	Women Teachers on South Balcony (1.5 Floor)	1	EA	6	10+ years	
	Floor - Terrazzo	Women Teachers on South Balcony (1.5 Floor)	82	SF	6	10+ years	
	Lavatory	Women Teachers on South Balcony (1.5 Floor)	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Women Teachers on South Balcony (1.5 Floor)	3	EA	6	6-10 years	
	Partitions	Women Teachers on South Balcony (1.5 Floor)	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Women Teachers on South Balcony (1.5 Floor)	317	SF	7	10+ years	
	Walls - Plaster/Drywall	Women Teachers on South Balcony (1.5 Floor)	30	SF	5	0-1 year	Water damage
	Water Closet	Women Teachers on South Balcony (1.5 Floor)	1	EA	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #102 (Office)</u>							
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	884	SF	7	10+ years	
	Doors - Transom Window	1st Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Wood	1st Floor	884	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	14	EA	7	10+ years	
	Marker Board	1st Floor	10	LF	6	6-10 years	
	Storage/ Closet	1st Floor	56	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	939	SF	7	10+ years	
Classroom #104 (Computer Lab)							
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	888	SF	7	10+ years	
	Chalk Board	1st Floor	17	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	888	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	14	EA	7	10+ years	
	Storage/ Closet	1st Floor	62	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,026	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	15	SF	4	0-1 year	Very damaged, large cracks
	Wireless System	1st Floor	1	EA	7	6-10 years	
Classroom #106 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	872	SF	7	10+ years	
	Chalk Board	1st Floor	21	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	1-2 years	Veneer damaged
	Floor - Wood	1st Floor	847	SF	6	10+ years	
	Floor - Wood	1st Floor	25	SF	5	1-2 years	Seal worn out
	Lighting - Lay-in	1st Floor	14	EA	7	10+ years	
	Storage/ Closet	1st Floor	55	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,007	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	12	SF	6	1-2 years	Chipping paint
Classroom #201 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	883	SF	7	10+ years	
	Chalk Board	2nd Floor	22	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	883	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	2nd Floor	2	EA	6	1-2 years	Not functioning
	Storage/ Closet	2nd Floor	58	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,025	SF	7	10+ years	
Classroom #202 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	875	SF	7	10+ years	
	Chalk Board	2nd Floor	10	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	775	SF	6	10+ years	
	Floor - Wood	2nd Floor	100	SF	5	1-2 years	Seal wearing
	Lighting - Lay-in	2nd Floor	14	EA	7	10+ years	
	Storage/ Closet	2nd Floor	58	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,010	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	15	SF	6	1-2 years	Dents and cracking paint
Classroom #204 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	10+ years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	941	SF	7	10+ years	
	Chalk Board	2nd Floor	24	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	941	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	13	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	1	EA	5	1-2 years	Loose cover
	Storage/ Closet	2nd Floor	58	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,025	SF	7	10+ years	
Classroom #206 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	871	SF	7	10+ years	
	Chalk Board	2nd Floor	22	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	831	SF	7	10+ years	
	Floor - Wood	2nd Floor	40	SF	5	1-2 years	Seal wearing
	Lighting - Lay-in	2nd Floor	14	EA	7	10+ years	
	Storage/ Closet	2nd Floor	55	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	998	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	20	SF	6	1-2 years	Cracking and peeling

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #301 (Store Room)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	894	SF	7	10+ years	
	Ceiling - Lay-in	3rd Floor	4	SF	5	1-2 years	Missing tile
	Chalk Board	3rd Floor	22	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	898	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Marker Board	3rd Floor	15	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	63	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,003	SF	7	10+ years	
Classroom #302 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	897	SF	7	10+ years	
	Chalk Board	3rd Floor	22	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	897	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	6	10+ years	
	Storage/ Closet	3rd Floor	61	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	984	SF	7	10+ years	
Classroom #304 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	10+ years	
	Casework	3rd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	889	SF	7	10+ years	
	Chalk Board	3rd Floor	22	LF	4	2-5 years	
	Doors - Hardware	3rd Floor	1	EA	6	1-2 years	Plate missing
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	889	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Storage/ Closet	3rd Floor	61	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	996	SF	7	10+ years	
Classroom #306 (Science Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	879	SF	7	10+ years	
	Chalk Board	3rd Floor	22	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	10	SF	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	834	SF	6	10+ years	
	Floor - Wood	3rd Floor	45	SF	5	1-2 years	Seal worn out
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Storage/ Closet	3rd Floor	62	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	980	SF	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,708	SF	6	10+ years	
	Doors - Transom Window	1st Floor	80	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	6	EA	6	10+ years	
	Floor - Terrazzo	1st Floor	1,708	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	18	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	909	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	1,708	SF	6	10+ years	
	Doors - Wood Doors include hw	2nd Floor	6	EA	6	10+ years	
	Floor - Terrazzo	2nd Floor	985	SF	6	10+ years	
	Floor - Terrazzo	2nd Floor	15	SF	5	1-2 years	Cracking
	Floor - Tile/Sheet	2nd Floor	708	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	18	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	909	SF	7	10+ years	
	Ceiling - Lay-in	3rd Floor	1,708	SF	7	10+ years	
	Floor - Terrazzo	3rd Floor	990	SF	6	10+ years	
	Floor - Terrazzo	3rd Floor	10	SF	6	1-2 years	Cracking
	Floor - Tile/Sheet	3rd Floor	708	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	18	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	909	SF	7	10+ years	
Stairs							
	Ceiling - Lay-in	North	484	SF	7	10+ years	
	Ceiling - Plaster/Drywall	North	314	SF	7	10+ years	
	Floor - Terrazzo	North	930	SF	6	10+ years	
	Handrails	North	136	LF	7	10+ years	
	Lighting - Pendent/Surface	North	16	EA	7	10+ years	
	Stairs - Terrazzo	North	360	LF	6	10+ years	
	Walls - Plaster/Drywall	North	2,960	SF	7	10+ years	
	Ceiling - Plaster/Drywall	North East	1,136	SF	7	10+ years	
	Floor - Terrazzo	North East	1,237	SF	6	10+ years	
	Handrails	North East	72	LF	7	10+ years	
	Lighting - Pendent/Surface	North East	13	EA	7	10+ years	
	Stairs - Terrazzo	North East	180	LF	6	10+ years	

Category : Interior

Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	North East	2,914	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South East	1,136	SF	6	10+ years	
	Floor - Terrazzo	South East	1,237	SF	6	10+ years	
	Handrails	South East	72	LF	7	10+ years	
	Lighting - Pendent/Surface	South East	13	EA	7	10+ years	
	Stairs - Terrazzo	South East	180	LF	6	10+ years	
	Walls - Plaster/Drywall	South East	2,914	SF	7	10+ years	

Category : Exterior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Side lite	5, now 6	2	EA	6	10+ years	
	Exterior Doors - Store Front	5, now 6	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	5, now 6	2	EA	6	10+ years	
	Exterior Stairs - Concrete	5, now 6	21	LF	5	1-2 years	Cracked and spalled concrete landing, broken first stair tread
	Stair Handrail - Steel_Stair Handrail	5, now 6	5	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	5, now 6	5	LF	6	10+ years	
	Entrance Control - Audio and Video	8	1	EA	6	6-10 years	
	Exterior Doors - Side lite	8	2	EA	6	10+ years	
	Exterior Doors - Store Front	8	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	8	2	EA	6	10+ years	
	Exterior Stairs - Concrete	8	24	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	8	16	LF	6	10+ years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	590	LF	7	10+ years	
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	17,596	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	6	6-10 years	
<u>Roof System</u>							
	Coping - Metal	G	590	LF	7	10+ years	
	Downspouts - Interior Downspouts	G	45	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	G	17,596	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	G	17,596	SF	7	10+ years	
<u>Walls</u>							
	Canopy - Metal	Entire Building	0	SF	7	10+ years	
	Canopy - Metal	Entire Building	1	SF	5	10+ years	Slightly damaged canopy
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	40	SF	6	10+ years	
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	4,942	SF	6	10+ years	
<u>Windows</u>							
	Lintels - Steel	Entire Building	432	LF	7	10+ years	
	Windows - Louver	Entire Building	248	SF	6	6-10 years	

Category : Exterior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Windows - Sash Aluminum Double-pane	Entire Building	2,440	SF	6	6-10 years	

Category : Electrical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Emergency System

	Automatic Transfer Switch	Electrical Room	1	EA	6	10+ years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	7	10+ years	Installed new in 2020
	Security System - Intrusion Detection	Entire Building	17,596	SF	5	6-10 years	Old systems
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,663	SF	6	10+ years	

Main Service

	PA System	1st Floor	17,596	SF	5	6-10 years	
	Main Electrical Service - 1600 A 120/208/3PH	Electrical Room	1	EA	6	6-10 years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	7	10+ years	

Category : Fire Protection
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Fire Alarm

	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	New item added per current observation Not connected
	Fire Alarm Strobe Lights	Entire Building	0	SF	7	10+ years	Installed new system in 2020 renovation process- not connected
	Fire Alarm_System	Entire Building	17,596	SF	7	10+ years	Per current observation New Installed in 2020

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Heating Devices

	Wall Heater - Electric	Entire Building	5	EA	6	6-10 years	
	Wall Heater - Electric	Entire Building	1	EA	5	2-5 years	Corroded

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Wall Heater - Electric	Entire Building	3	EA	2	0-1 year	Not working per current observation
Temperature Control							
	Electric Controls	Entire Building	17,596	SF	6	10+ years	
	Electric Thermostat	Entire Building	17	EA	6	10+ years	
Unit Ventilation							
	Unit Ventilators- Floor Mounted- Electric Heating & DX Cooling Coil W/ Self Contained Compressor	Entire Building	17	EA	6	10+ years	
Ventilation							
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	3	EA	6	10+ years	Motor replace in 2020
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	10+ years	

Category : Plumbing
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Hot Water							
	Electric Heater - Less than 20 KW	1st Floor	1	EA	6	6-10 years	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	17,596	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	17,596	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	17,596	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	17,596	SF	6	10+ years	
	Sanitary Piping	Entire Building	17,596	SF	7	10+ years	
	Storm Piping	Entire Building	17,596	SF	7	10+ years	
	Vent Piping	Entire Building	17,596	SF	7	10+ years	

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Lay-in	1st Floor Small Central Office (Storage on plan)	123	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor Small Central Office (Storage on plan)	1	EA	6	10+ years	

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Concrete Epoxy/ Painted	1st Floor Small Central Office (Storage on plan)	123	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor Small Central Office (Storage on plan)	2	EA	7	10+ years	
	Walls - Metal Panel	1st Floor Small Central Office (Storage on plan)	362	SF	7	10+ years	
	Walls - Metal Panel	1st Floor Small Central Office (Storage on plan)	8	SF	4	0-1 year	Damage around lower wall
	Ceiling - Lay-in	Main Office	574	SF	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Main Office	574	SF	7	10+ years	
	Lighting - Lay-in	Main Office	6	EA	7	10+ years	
	Power Distribution	Main Office	8	EA	7	10+ years	
	Storage/ Closet	Main Office	188	SF	7	10+ years	
	Walls - Metal Panel	Main Office	600	SF	7	10+ years	
	Ceiling - Lay-in	Principal's Office	170	SF	7	10+ years	
	Ceiling - Lay-in	Principal's Office	16	SF	4	1-2 years	Cracked tile
	Doors - Steel Doors incl hw	Principal's Office	1	EA	6	10+ years	
	Floor - Carpet	Principal's Office	186	SF	6	6-10 years	
	Lighting - Lay-in	Principal's Office	4	EA	7	10+ years	
	Power Distribution	Principal's Office	8	EA	6	10+ years	
	Walls - Metal Panel	Principal's Office	445	SF	7	10+ years	
	Ceiling - Lay-in	Teachers Lounge	309	SF	7	10+ years	
	Ceiling - Lay-in	Teachers Lounge	24	SF	4	1-2 years	Stain broken tile
	Doors - Steel Doors incl hw	Teachers Lounge	1	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Teachers Lounge	333	SF	7	10+ years	
	Lighting - Lay-in	Teachers Lounge	4	EA	7	10+ years	
	Walls - Metal Panel	Teachers Lounge	563	SF	7	10+ years	
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	120	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	170	SF	7	10+ years	
	Storage Room	1st Floor	120	SF	7	10+ years	
	Storage Room	1st Floor	167	SF	7	10+ years	
	Storage Room	1st Floor	72	SF	5	6-10 years	
Restroom							
	Accessories	1st Floor	280	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	280	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	280	SF	6	10+ years	
	Lavatory	1st Floor	4	EA	6	10+ years	
	Lighting - Lay-in	1st Floor	2	EA	7	10+ years	
	Partitions	1st Floor	4	EA	7	10+ years	
	Urinals	1st Floor	5	EA	6	10+ years	

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Urinals	1st Floor	2	EA	5	1-2 years	
	Walls - Metal Panel	1st Floor	569	SF	7	10+ years	
	Water Closet	1st Floor	2	EA	6	10+ years	
	Water Closet	1st Floor	2	EA	3	1-2 years	
	Accessories	1st Floor	270	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	270	SF	4	1-2 years	Water damaged ceiling
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	270	SF	6	10+ years	
	Lavatory	1st Floor	4	EA	6	10+ years	
	Lighting - Lay-in	1st Floor	2	EA	7	10+ years	
	Partitions	1st Floor	11	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	546	SF	7	10+ years	
	Water Closet	1st Floor	11	EA	7	10+ years	
	Accessories	North Teachers Toilet in Corridor	92	SF	7	6-10 years	
	Ceiling - Lay-in	North Teachers Toilet in Corridor	88	SF	7	10+ years	
	Ceiling - Lay-in	North Teachers Toilet in Corridor	4	SF	4	1-2 years	
	Doors - Steel Doors incl hw	North Teachers Toilet in Corridor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	North Teachers Toilet in Corridor	92	SF	6	10+ years	
	Lavatory	North Teachers Toilet in Corridor	1	EA	6	10+ years	
	Lighting - Lay-in	North Teachers Toilet in Corridor	1	EA	7	10+ years	
	Partitions	North Teachers Toilet in Corridor	1	EA	7	10+ years	
	Walls - Metal Panel	North Teachers Toilet in Corridor	324	SF	7	10+ years	
	Walls - Plaster/Drywall	North Teachers Toilet in Corridor	8	SF	7	10+ years	
	Water Closet	North Teachers Toilet in Corridor	1	EA	6	10+ years	
	Accessories	Unisex in Teachers Lounge	66	SF	7	6-10 years	
	Ceiling - Lay-in	Unisex in Teachers Lounge	58	SF	7	10+ years	
	Ceiling - Lay-in	Unisex in Teachers Lounge	8	SF	4	1-2 years	Stain tile
	Doors - Steel Doors incl hw	Unisex in Teachers Lounge	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Unisex in Teachers Lounge	66	SF	6	10+ years	
	Lavatory	Unisex in Teachers Lounge	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Unisex in Teachers Lounge	6	EA	7	10+ years	
	Partitions	Unisex in Teachers Lounge	1	EA	7	10+ years	
	Walls - Metal Panel	Unisex in Teachers Lounge	271	SF	7	10+ years	
	Water Closet	Unisex in Teachers Lounge	1	EA	6	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #401 (Vacant)</u>							
	Casework	4th Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	4th Floor	793	SF	7	10+ years	
	Ceiling - Lay-in	4th Floor	24	SF	5	1-2 years	Sagging tiles and framing
	Chalk Board	4th Floor	18	LF	4	2-5 years	
	Doors - Steel Doors incl hw	4th Floor	1	EA	7	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	4th Floor	817	SF	7	10+ years	
	Lighting - Lay-in	4th Floor	10	EA	7	10+ years	
	Walls - Metal Panel	4th Floor	887	SF	7	10+ years	
Classroom #402 (Store Room)							
	Casework	4th Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	4th Floor	801	SF	7	10+ years	
	Ceiling - Lay-in	4th Floor	16	SF	5	1-2 years	Sagging tiles
	Chalk Board	4th Floor	18	LF	4	2-5 years	
	Doors - Steel Doors incl hw	4th Floor	1	EA	6	10+ years	
	Floor - Tile	4th Floor	817	SF	7	10+ years	
	Lighting - Lay-in	4th Floor	10	EA	7	10+ years	
	Walls - Metal Panel	4th Floor	887	SF	7	10+ years	
Classroom #403 (Kindergarten)							
	Casework	4th Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	4th Floor	801	SF	7	10+ years	
	Ceiling - Lay-in	4th Floor	16	SF	5	1-2 years	Stains and marks on tiles
	Chalk Board	4th Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	4th Floor	1	EA	7	10+ years	
	Floor - Tile	4th Floor	817	SF	6	10+ years	
	Lighting - Lay-in	4th Floor	10	EA	7	10+ years	
	Walls - Metal Panel	4th Floor	887	SF	7	10+ years	
Classroom #404 (Pre School)							
	Casework	4th Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	4th Floor	809	SF	7	10+ years	
	Ceiling - Lay-in	4th Floor	8	SF	4	1-2 years	Water damage
	Chalk Board	4th Floor	18	LF	4	2-5 years	
	Doors - Steel Doors incl hw	4th Floor	1	EA	7	10+ years	
	Floor - Tile	4th Floor	817	SF	6	10+ years	
	Lighting - Lay-in	4th Floor	10	EA	7	10+ years	
	Walls - Metal Panel	4th Floor	887	SF	7	10+ years	
Classroom #405 (Regular Classroom)							
	Casework	4th Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	4th Floor	801	SF	7	10+ years	
	Ceiling - Lay-in	4th Floor	16	SF	4	0-1 year	Caked and damaged tiles
	Doors - Steel Doors incl hw	4th Floor	1	EA	6	10+ years	
	Floor - Tile	4th Floor	817	SF	6	10+ years	
	Lighting - Lay-in	4th Floor	10	EA	7	10+ years	
	Walls - Metal Panel	4th Floor	887	SF	7	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #406 (Play Room)</u>							
	Casework	4th Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	4th Floor	817	SF	7	10+ years	
	Chalk Board	4th Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	4th Floor	1	EA	6	10+ years	
	Floor - Tile	4th Floor	817	SF	6	10+ years	
	Lighting - Lay-in	4th Floor	10	EA	7	10+ years	
	Walls - Metal Panel	4th Floor	887	SF	7	10+ years	
<u>Classroom #407 (Regular Classroom)</u>							
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	817	SF	7	10+ years	
	Chalk Board	1st Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	811	SF	6	10+ years	
	Floor - Tile	1st Floor	6	SF	5	1-2 years	Gaps between tiles
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
<u>Classroom #408 (Store Room)</u>							
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	817	SF	6	10+ years	Updated to match current observations, tile out of place due to construction
	Chalk Board	1st Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	817	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
<u>Classroom #409 (Store Room)</u>							
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	809	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	8	SF	4	0-1 year	Sagging tiles
	Chalk Board	1st Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	817	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
<u>Classroom #410 (Regular Classroom)</u>							
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	817	SF	7	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Chalk Board	1st Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	817	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
Classroom #411 (Regular Classroom)							
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	817	SF	7	10+ years	
	Chalk Board	1st Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	817	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
Classroom #412 (Regular Classroom)							
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	817	SF	7	10+ years	Quantity changed
	Chalk Board	1st Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	817	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
Classroom #413 (Multi Purpose Room)							
	Ceiling - Lay-in	1st Floor	801	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	16	SF	4	0-1 year	Water damage
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	807	SF	7	10+ years	
	Floor - Tile	1st Floor	10	SF	4	0-1 year	Chipped and missing tiles
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
Classroom #414 (Multi Purpose Room)							
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	797	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	20	SF	5	1-2 years	Sagging tiles
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	813	SF	7	10+ years	
	Floor - Tile	1st Floor	4	SF	4	0-1 year	Missing and chipping tiles
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	

Category : Interior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,625	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	6	SF	6	1-2 years	Loose fixture
	Ceiling - Lay-in	1st Floor	32	SF	5	1-2 years	Sagging tiles
	Doors - Steel Doors incl hw	1st Floor	4	EA	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	3	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,663	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	22	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	3,284	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	10	SF	6	1-2 years	Peeling baseboards

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	5	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	16	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	1	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	660	LF	6	10+ years	
	Fencing - Chain Link	Entire Site	50	LF	4	1-2 years	Broken sections of Chain link, corroded fence
	Fencing - Guard Rail	Entire Site	60	LF	6	6-10 years	
	Fencing - Guard Rail	Entire Site	40	LF	5	1-2 years	Broken guard rail missing section.
	Fencing - New Standard Ornamental	Entire Site	564	LF	7	10+ years	
	Fencing - Old Standard Ornamental	Entire Site	1,294	LF	5	1-2 years	Detached sections, corroded fencing, Rusted fence, open joints at Masonry piers
<u>Landscape</u>							
	Benches	Entire Site	2	EA	6	6-10 years	
	Landscape - Grass	Entire Site	37,603	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	6,387	SF	6	10+ years	Gave 2300 ft.Â² to parking lot area/driveway to trash compactor
	Parkway trees	Entire Site	40	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	3,123	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	8,268	SF	6	10+ years	
	Play Area - Synthetic Turf	Entire Site	9,248	SF	7	10+ years	
	Trash Receptacles	Entire Site	2	EA	6	10+ years	
<u>Parking Lot</u>							
	Surface - Asphalt	Entire Site	17,369	SF	6	10+ years	
	Surface - Concrete	Entire Site	1,600	SF	7	10+ years	
	Surface - Concrete	Entire Site	600	SF	4	2-5 years	Cracked and broken concrete at trash compactor
	Trash Compactor	Entire Site	1	EA	7	10+ years	
	Trash Enclosure - Chain Links	Entire Site	0	SF	6	10+ years	
<u>Playground</u>							
	Equipment - School Age 5-12	Northwest	1	EA	4	2-5 years	Corroded, Broken equipment
	Equipment - School Age 5-12	Northwest	1	EA	4	2-5 years	Rotted, torn or missing equipment
	Surface - Square Rubber Mats	Northwest	3,737	SF	4	2-5 years	
<u>Sidewalks</u>							

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Sidewalks - Perimeter Sidewalks	Entire Site	17,914	SF	6	10+ years	
Signage							
	Flag Pole - Flag Pole	Entire Site	1	EA	4	10+ years	Flag pole has toppled over and broken
	Marquee - Free Standing Back Lighted	Entire Site	1	EA	6	10+ years	

¹ It is very rare for assessors to find a feature in this condition. If assessors do, they are required to report it to CPS right away, and CPS facilities will address it immediately. As a result, no features should be ranked "1" in this report; by the time the report is compiled, they will have been resolved.

Definitions

- **Quantity** means, for each item, the total number (or amount) of that item that exists and was evaluated
- **Unit** means the generally accepted standard unit of measure for each item. Some items, like doors, are measured individually and use the unit of measurement "EA" for "each." Other items, like chimneys, are measured in terms of linear feet ("LF"). Still other items, like flooring, are generally measured in square feet ("SF").

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Computer Lab	Other Non Instructional Use	2nd Floor	212	212	870	180	60	N	N
Faculty Lounge	Regular Classroom	2nd Floor	205	205	871	180	60	N	Y
Office	Other Instructional Use	3rd Floor	307	307	560	144	72	N	Y
Office	Regular Classroom	2nd Floor	207	207	550	180	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	303	303	931	180	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	308	308	878	180	60	N	Y
Regular Classroom	Regular Classroom	3rd Floor	310	310	875	180	60	N	Y
Regular Classroom	Regular Classroom	3rd Floor	312	312	880	180	60	N	Y
Store Room	Regular Classroom	2nd Floor	203	203	875	180	45	N	Y
Vacant	Regular Classroom	3rd Floor	305	305	910	180	60	N	N

Building : Addition									
Computer Lab	Regular Classroom	1st Floor	104	104	888	180	60	N	N
Office	Regular Classroom	1st Floor	102	102	884	180	60	N	N
Regular Classroom	Regular Classroom	1st Floor	106	106	872	180	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	201	201	883	180	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	202	202	875	180	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	941	180	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	871	180	60	N	Y
Regular Classroom	Regular Classroom	3rd Floor	302	302	897	180	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	889	180	60	N	Y
Science Classroom	Regular Classroom	3rd Floor	306	306	879	180	60	N	Y
Store Room	Regular Classroom	3rd Floor	301	301	898	180	60	N	Y

Building : Annex									
Kindergarten	Kindergarten	4th Floor	403	NA	817	120	12	N	Y
Multi Purpose Room	Regular Classroom	1st Floor	413	NA	817	120	12	N	N
Multi Purpose Room	Regular Classroom	1st Floor	414	NA	817	120	12	N	N
Play Room	Regular Classroom	4th Floor	406	NA	817	120	8	N	N
Pre School	Regular Classroom	4th Floor	404	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	1st Floor	407	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	1st Floor	410	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	1st Floor	411	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	1st Floor	412	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	4th Floor	405	NA	817	120	12	N	N
Store Room	Regular Classroom	1st Floor	408	NA	817	120	12	N	N
Store Room	Regular Classroom	1st Floor	409	NA	817	120	12	N	N
Store Room	Regular Classroom	4th Floor	402	NA	817	120	12	N	Y

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Vacant	Kindergarten	4th Floor	401	NA	817	120	12	N	N